

# REAL ESTATE MARKET NEWS AND COMMENT

**Arthur Ryle Buys Dwelling Site on Upper Park Ave.—Sale on West 12d Street.**

## ALABAMA SOLD AGAIN

**Riverside Apartment Sold for Third Time in Two Years by H. B. Davis.**

Several well located and valuable small properties found buyers yesterday. Probably the best transaction of the day was the sale of a lot on the avenue north of Seventy-third street to Arthur Ryle, who will erect a dwelling on it. Another interesting case was that by Sano Cohn of construction on Forty-second street adjoining the corner of Sixth avenue, one transaction of the day in Manhattan, which numbered about half a dozen, had to do with dwellings and small apartments.

In two brief times within two years H. B. Davis sold the Alabama apartment house yesterday. It is a six-story, corner structure at the northeast corner of Riverside Drive and 127th street, where it occupies a plot 60x60x50 irregular. The buyers were said to be Philadelphia investors, who gave in payment some free and clear lots in Belmont, N. J., and Ocean City, adjoining Atlantic City. The property was sold at \$350,000. The broker in the transaction was George E. Baldwin.

Davis acquired the property in October, 1910, from the Vladus Realty Company and resold it in June, 1911, to the Vladus Realty Company. Three months after the property was resold to Davis, who sold it again in November of the same year to the Hanover Estates, which gave in part payment lots on First Washington avenue. Last October Davis took the building back under foreclosure proceedings for \$25,000 over three mortgages aggregating \$44,000. All of the above sales were negotiated by Mr. Baldwin.

**OTHER MANHATTAN SALES.** PARK AVENUE.—The Atlantic Realty Company has sold through Douglas L. Elliman & Co. to Arthur Ryle the lot 283x60 ft. on the east side of Park avenue 495 feet north of Seventy-third street, on which he will erect a residence for his own occupancy. Adjoining this lot on the north is the residence of James Brown and on the south is a lot owned by Benjamin L. Wells and on the Seventy-first street corner in the new residence of Oakleigh Thorne.

**EAST SIXTH STREET.**—A. H. Levy and J. Isaacs of Newark have sold for the Franciona Realty Company to a Newark client of Mr. Isaacs 433 East Sixty-fifth street, a six story modern tenement on lot 375x100, located 175 feet west of Avenue A.

**WEST 42d STREET.**—Arnold, Byrne & Baumann have sold for the New England Mortgage Security Company 163 West Forty-second street, a five story stone and office building on lot 208 75x100, adjoining the northwest corner of Sixth avenue to Sano Cohn, who gave in part payment \$10,000, a five story flat with stores on plot 310x100x5 irregular, adjoining the northeast corner of 14th street.

**WEST END AVENUE.**—Slawson & Hobbs have sold for Florence H. Finch 435 West End avenue, southwest corner of Eighty-first street, a five story American basement dwelling on lot 220x80, to a client for occupancy. This property was held at \$75,000.

**WEST 143d STREET.**—Harry B. Davis has sold 221 West 143d street, northeast corner of St. Nicholas avenue, a five story flat on lot 21x101.3x irregular, to Edward Gottschelder, who gave in part payment eighty lots in Sherman Park.

**WEST 131st STREET.**—Hester Bates has sold 205 and 207 West 131st street, two three story and basement dwellings on plot 34x90.11, located 125 feet west of Seventh avenue.

**SALES IN THE BRONX.** EAST 157th STREET.—Mooyer & Marston have sold to Joseph Reiss the plot 44x100 ft. irregular, on the south side of 157th street, 95.5 feet east of Bryant avenue. Mr. Reiss owns the adjoining corner property which he recently bought through the same brokers.

PARK AVENUE.—Kurt & Uren have sold for G. Bertelson the six story apartment house at the northeast corner of Park avenue and 182d street to an investor.

**JACKSON AVENUE.**—The Gleichen Realty Company has sold \$27 and \$29 million in a due, two five story flats on plot 81x76, located 32 feet south of 182d street.

**SOUTHERN BOULEVARD.**—James Montgomery & Son and William F. Smith have sold for the Moffat Estate, who live on the east side of Southern Boulevard between 134th and 135th streets.

**BROOKLYN DWELLING SALES.**—The Alco Building Company report the following sales of dwellings in Brooklyn: 2156 Sixtieth-third street to a Mr. H. H. Hetherington, 1662 Sixtieth-third street to Mr. Myers, 2081 Sixtieth-third street to Mr. Buttis, 1550 Sixtieth-third street to Mr. Briggs, 1412 Sixtieth-third street to Mr. Collins, 2145 Sixtieth-third street to a Mr. Clark, 2143 Sixtieth-third street to Mr. Sealey, and 2166 Sixtieth-third street to Mr. Sealey. The Alco sales of the one family type of dwelling construction, selling at from \$10,000 to \$100,000 each. Those on Sixtieth-third street are the life insured sales, while the purchase securities sufficient for insurance from the Mutual Life Insurance Company to cover both mortgages and these are automatically satisfied should the owner die within twenty years.

**ROSLYN TRACT SOLD.**—Mrs. Eliza C. Oakman has sold to Mrs. Lucy S. Walbridge a tract of seventy-one acres at Roslyn, L. I., for \$25,000, subject to a mortgage of \$15,000.

**ROCKAWAY COAST ACTIVITY.**—The Arthur McGinnis Company, Inc., has sold for Mrs. E. M. Desmond a plot of ground on Central avenue near Nassau Avenue, Far Rockaway, to a client, who will improve it for business uses.

Herman Frankfort has sold at Edgewood, L. I., to Nathan B. Stern to Max Hoffman a plot 100x100 on the east side of Beach Avenue, 100 feet north of Beach View avenue.

**BRADLEY BEACH HOUSE SOLD.**—Harry B. Davis has sold his residence at 208 Myrtle Avenue, Bradley Beach, N. J., to Harry M. Denton. It consists of a three story dwelling on plot 75x100, located about a block from the ocean.

**CITY PROPERTY BUYERS.**—Dr. S. Ormond Goldan is the buyer of

## TRANSACTIONS RECORDED.

### TRANSFERS.

With name and address of owner and address when attorney's name is omitted or when no attorney is present.

### Downtown.

South of Fourteenth st.—CHAMBERS ST. 87-9, w. 8 av. 49x150, 10x 100 ft.—Radeo st. 689x111—Jno. L. Bremer et al. to all men, Feb. 13, 1913. **RECORD**

W. 48-57, 10th st. 100x100 ft. to H. L. Poyer and wife, Feb. 13, 1913. **RECORD**

11TH ST. 185-87, 10th st. 100x100 ft. to John W. Tuck Jr. 112 Box 29, 228x100 ft. to J. R. Ram, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

12TH ST. 8-10, 8 av. 100x100 ft. to H. L. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

13TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

14TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

15TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

16TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

17TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

18TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

19TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

20TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

21ST ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

22ND ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

23RD ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

24TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

25TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

26TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

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40TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

41ST ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

42ND ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

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50TH ST. 185-87, 10th st. 100x100 ft. to J. R. Poyer, 100x100 ft. to Reliance Holding Co., 100x100 ft. to all men, Feb. 13, 1913. **RECORD**

51ST ST. 18